

Jacksonville Historic District  
Jackson County  
Oregon

HABS No. ORE-127

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Photographs

Historic Area Study of Jacksonville

Historic American Buildings Survey  
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Historic Area Study of Jacksonville:  
An Early Oregon Mining and Agricultural Settlement

HABS No. ORE-127

In December 1851, two prospectors from California discovered gold on Jackson Creek, a small tributary of the Rogue River in Southern Oregon. The two, James Cluggage and James Poole, began operating placers in January 1852. By that time, the California gold rush had brought prospectors as far north as Yreka, California. When the miners from southern Oregon arrived in Yreka to re-provision, news of the Jackson Creek discovery spread quickly. According to one account, a group of Californian miners watched one of the drunken new arrivals, and after he had secured provisions, followed him back to his camp in Oregon, where "two or three others were mining on the sly. [They] went to work prospecting and found a rich creek and in a short time a thousand miners from California had overrun the whole country."<sup>1</sup> A boom town soon covered the landscape with a mass of tents and shanties.

Cluggage and Poole claimed the land around the site of the discovery under the Donation Land Law of 1850. The law granted 320 acres to every unmarried white male settler over the age of 18 who was a citizen or intended to become a citizen, with the patent issued after four consecutive years of occupancy in the territory. A married couple received twice the acreage of a single man, with half of the land belonging to the wife in her own right. A settler who migrated to Oregon between December 1, 1850, and December 1, 1853, could receive half the amount allowed a territorial resident, provided that his claim was cultivated within twelve months, that it was compact, and that its boundaries conformed to the major compass points. The law neither allowed nor prohibited town sites on a donation land claim. In 1854, an amendment to the law set December 1855 as the last date for notifying the Surveyor General of a settlement on a claim, and excluded town sites and business locations from donation land claims. By then, however, Jacksonville was platted, and James Cluggage was selling lots. The sale of these lands received the support of the courts in 1854, when a Portland judge ruled that it was not the intention of Congress to prevent a claimant from disposing of his land, and that settlers could admit or exclude anyone from their lands without prejudice to their claims. Despite this ruling, some settlers continued to argue that an individual could not erect a town upon a land claim. Individuals sometimes took matters into their own hands by erecting houses without obtaining deeds from the original claimants.<sup>2</sup> For thirty years, Cluggage was forced to grant quit-claim deeds for a nominal fee of one dollar, since settlers had customarily been selling and purchasing lots without regard to clear titles.<sup>3</sup>

The town of Jacksonville lay in the southwestern corner of Cluggage's Donation Land Claim, at the confluence of Jackson and Daisy Creeks, where miners were already erecting tents, shanties and the first rude buildings. The town was platted in 1852. In January 1853, it was designated the seat of Jackson County.

Jacksonville thrived for the thirty years following its founding, first as a mining town, and then as a predominately agricultural settlement. From the 1860s to the 1880s, the town's population was variously estimated at between eight hundred and twelve hundred<sup>4</sup> while the population of Jackson County grew to eight thousand.<sup>5</sup> Little information is available about the miners and farmers who formed the largest part of

the population. Most of the families owned land, but most never held public office, operated a business, or received mention in the local newspapers. The presence of miners is reflected in the amount of gold forwarded to California through Beekman's Bank, approximated at \$4,000,000.00 over a period of forty years, indicating that the average yearly value of locally mined gold was \$100,000.00.<sup>6</sup> This figure may be low, since some miners probably hoarded their gold or transported it themselves to California's commercial banks, while some of the precious metal was kept in the community as a means of exchange. Nevertheless once the euphoria of the first discovery passed, the population of individual miners could not have been large. By the 1880s hydraulic power was used by several mining corporations. Estimates of the value of Jackson County's lodes that ran as high as \$30,000,000.00 in 1883 undoubtedly included gold mined by mechanical methods that required little labor.<sup>7</sup>

From the time the miners arrived in the valley, local farms provided most of the miners' food. Some miners soon discovered that they could make more money furnishing supplies than by mining. For example, Thomas Frazer noted in his memoirs: "So I turned my attention to the mercantile business and Mr. Wilson opened a watchmaker and jewelers stand."<sup>8</sup> By the 1880s, the approximate yearly quantity of produce in Jackson County was 793,000 bushels of grain, 60,000 bushels of potatoes, 130,000 bushels of fruits, and 30,000 tons of hay. Two hundred and fifty thousand pounds of wool came from 30,000 sheep kept in the foothills around Jacksonville. The annual values of livestock and farm products were half a million dollars each.<sup>9</sup> These numbers indicate that the agricultural population was much larger than the population engaged in mining or commerce.

One identifiable part of Jacksonville's population is a sizable group of Chinese immigrants. The Chinese were brought to Oregon under contract to work in the mines, often reworking claims that had been abandoned by the white miners. A few became sufficiently prosperous to purchase property. In 1859, Lin Chow bought part of a lot on California Street west of Oregon Street; subsequently he purchased additional property and owned as much land as a small shopkeeper.<sup>10</sup> Hog Pit and Toy Sing also owned town lots, and both lent money for mortgages, indicating sufficient wealth to have excess cash.<sup>11</sup> The Chinese immigrants' property was restricted to a small area, bounded by Main, California, and Oregon Streets, that became known as "Chinatown." Most Chinese did not prosper, partly because of discrimination reflected in the "China Poll", a tax assessed at four times the rate of normal county poll taxes, and partly because of restrictions on property ownership. The Chinese usually spent only a few years in Oregon. In 1872, over three hundred "China Polls" were assessed in Jackson County.<sup>12</sup> In 1875, four hundred and ten polls were collected.<sup>13</sup> By 1877 the number was only one hundred forty-nine<sup>14</sup> and a year later there were only sixty-eight Chinese taxed in the County.<sup>15</sup> As mining declined in proportion to agriculture as the major economic activity in Jackson County, the need for Chinese labor decreased, and most Chinese immigrants returned to California.

The leaders of Jacksonville are easier to identify than the miners and farmers who comprised the majority of the population. Most of Jacksonville's prominent citizens were not men of wealth when they arrived in the town. Their fortunes were built mostly on mining and the agricultural activities that attracted men to the Rogue River Valley. C.C. Beekman, for example, developed an express business, taking miner's gold dust to San Francisco for deposit. When Wells Fargo organized its network of agents in Oregon, Beekman was appointed to the Jacksonville post. His bank was an extension of the express business, gold was deposited for safekeeping, or if the depositor wished to sell, Beekman bought the gold at a discount and forwarded it to his own account with the commercial banks in San Francisco. David Linn came to Jacksonville from Ohio and opened a cabinet shop. As the town grew, the need for more sophisticated carpentry and joinery increased, and Linn became a general contractor, eventually building most of the frame buildings in town. B.F. Dowell, Paine Page Prim, and William Hoffman were lawyers, and all three held public office. B.F. Dowell also owned the Oregon Sentinel, the town's Republican newspaper. Both Dowell and Prim were prosecuting attorneys, and Prim went on to become a U.S. District Judge. Hoffman was the first President of the Town Trustees, and for many years served as an elected official on either town or county governing boards. He was the father of five daughters, one of whom married C.C. Beekman and another David Linn; thus, family ties reinforced the bonds that held the town's leaders together.

A large number of the successful merchants in Jacksonville were born in Germany, France, or Switzerland. The most outstanding foreign-born immigrant to settle in Jacksonville was Peter Britt, a photographer, artist, and horticulturalist whose interest led him to introduce a number of new plant varieties into Oregon. He cultivated pineapples in a conservatory and introduced grapes in an attempt to start a vineyard. Agricultural experiments led to a study of climate and the establishment of the first weather station in Southern Oregon. Britt is best remembered, however, as a photographer, whose thousands of pictures preserve the image of nineteenth century Jacksonville and its residents.

Other foreign-born Americans played a vital role in business and politics. Joseph Wetterer and Viet Schutz, both born in Germany, established successful breweries. Herman von Helms and John Wintjen operated the Table Rock Saloon, the longest operating commercial establishment in Jacksonville. John N.T. Miller was a successful gunsmith. Henry Klippel, also German-born, was a business man, land developed, saloon owner, and hardware merchant. He also held government offices, including Town Recorder when the town's government was first organized, Town Trustee and County Sheriff. The French-born Jeanne Logier (later Jeanne Holt) was the most successful business woman in Jacksonville. She opened the Franco-American Restaurant and Hotel at the corner of Oregon and Main Streets. Later, she and her husband purchased the United States Hotel and rebuilt the structure in brick, with a restaurant and large hall in addition to hotel rooms. Jean DeRoboam, her son, continued to operate

the hotel after his mother's death.<sup>16</sup>

Jacksonville's prosperity was not unlimited. The agricultural economy itself scattered the population throughout the county, diminishing Jacksonville's importance. Ashland and Phoenix, towns south of Jacksonville both had flour mills, and lessened the reliance of outlying farmers on Jacksonville. Another twenty post office communities "none of which have yet arrived at the dignity of towns", according to an account of 1883, provided farmers with some services they had once found only in Jacksonville. In the 1880s the Oregon and California Railroad began construction of its line from Portland to Sacramento. The prosperity of towns hinged on their proximity to this new means of transportation. The significance of the railroad in Jackson County was indicated by a memorial sent from a meeting in Central Point to the Jackson County Commissioners requesting that the Commissioners "withhold further action in regard to the building of a new Court House", planned for Jacksonville, "until the railroad is located."<sup>17</sup>

Some predicted that the railroad would spur Jacksonville's growth:

The advent into this region of many new families to engage in agriculture and fruit raising, which is certain to follow the railroad, will facilitate the growth of Jacksonville and increase its business, and the citizens very properly anticipate a large advance in its population, trade and the value of real estate. Several classes of manufactures could be conducted here profitably, and their founding is only a matter of time.<sup>18</sup>

This optimistic view was soon proved wrong. The line, completed in 1884, crossed the floor of the Rogue River Valley, bypassing Jacksonville, while Ashland, Central Point and Medford lay along the railroad. Medford received economic backing from the Oregon and California Railroad. In spite of attempts to construct a connecting line between Jacksonville and Medford in the 1890s, Jacksonville could not compete with business in the railroad town.<sup>19</sup> In 1927, Medford became the county seat, but Jacksonville's days of pre-eminence in the county were over long before this.

The physical development of Jacksonville reflected its economic growth. The earliest temporary structures were replaced by more permanent residences, institutional, and commercial buildings characteristic of Western towns. As Jacksonville ceased to thrive as the center of the county in the late nineteenth century, building activity diminished.

The plan of Jacksonville, as originally platted in 1852, consisted of thirty blocks, each 200 feet square, laid out in a northern grid and a Southern grid. North-south streets were numbered, starting from the west, from First to Sixth streets, except that Second street was called Oregon Street. On the larger northern grid, the east-west streets were named,

from south to north, California Street, C, D, and E streets. The southern grid was turned slightly in a northeast-southwest direction. Its east-west streets were named, from north to south, Main, Pine, Fir, Oak and Elm.<sup>20</sup>

The reason for the skewed orientation of the southern grid on the original plat is unknown, although several possibilities can be suggested. One is that the orientation of the streets was dictated by the rise in the land south of California Street. The plat allowed the east-west streets to run perpendicularly up a steep hill, as they would not if they were laid out in a true east-west direction. Another, more plausible possibility is that existing claims to building lots and indigenous building patterns were respected. Since Main Street was the earliest commercial street in the town, its diagonal route may have existed before the 1852 platting, which then reflected this pattern in the southern section of the town. A third possibility is that Main Street was built in what was thought to be a due east-west direction, and that this error became the basis of the street layout in the southern part of the town. Maintaining the streets according to plats was a continuing problem, and in 1861 the Town Trustees ordered F.D. Haines and Sewall Truax to survey the streets with the aim of making them conform to the original plat.<sup>21</sup>

The town was re-platted in 1864<sup>22</sup> and again in 1871.<sup>23</sup> Each time, additional areas were incorporated into the plan, but the overall structure of the two intersecting grids was maintained. In 1862, the United States Land Office in Roseburg, Oregon, required that a plat of the town be submitted so that unclaimed parcels outside Cluggage's land claim could be granted to the town for sale to their occupants or, if vacant, to anyone.<sup>24</sup> The official map of 1864 shows a major expansion to the south and west of the original town, consisting of the unclaimed land that was granted to the town by the United States. This land could be purchased from the town for the cost of registering the deed.<sup>25</sup> The map also shows four new streets west of Oregon Street, and one additional street north of California Street. On both the plats of 1864 and 1871, the town appears to be divided into quadrants bounded by California Street and Third Street. Three of the quadrants follow the grid plan begun north of California Street, while the southwest quadrant follows the orientation of Main Street.

The first addition to the platted areas of the town was "McCully's Addition." The land was granted to Mrs. Jane McCully in 1863, although the plat was not registered with the city and county recorders until 1912.<sup>26</sup> In 1863, Mrs. McCully hired J.S. Howard to draw a plat laying out the lots in blocks slightly larger than those in the original part of town.<sup>27</sup> The addition consisted of six blocks or partial blocks in the southeastern part of Jacksonville, lying east of Third Street and south of Pine Street. This addition was included on the 1864 "Map of Jacksonville", but was never successfully developed. The hilly character of the land probably made construction difficult, and the town's population never grew large enough to make the

development of such land necessary or profitable.

More successful than "McCully's Addition" was the subdivision platted for James Poole and Henry Klippel in the eastern part of town. In 1859, James Cluggage sold James Poole some land at the northeast corner of his claim, situated east of Sixth Street and north of D Street.<sup>28</sup> Poole then divided the northern part of this tract into large lots and sold them to Henry Klippel, John N.T. Miller, Jonathan Bingham, Ned Langell, John McLaughlin, and business partners John Love and John Bilger.<sup>29</sup> In 1868, Poole and Klippel filed a plat for their "Addition to the Town of Jacksonville." The plat included the lots which were already sold, and divided the remainder of the tract into blocks and lots conforming to the plan established for the rest of the town. The public school grounds (already the site of the town's school building) lay in the center of the plat, and along the north side of California Street were a number of lots that had already been sold. By the time the Poole and Klippel Addition officially became part of the town, over half the land it included was divided into lots and sold, and in several cases, improved with substantial structures.<sup>30</sup>

In the late nineteenth and early twentieth centuries several other attempts were made to add to the town. In 1889, the "Holman Addition to Jacksonville", which lay south of the center of town along Sterling Road, was platted into blocks.<sup>31</sup> Not until 1908, however, were any of the blocks divided into lots. In 1891, the "Valley View Addition" was platted on rising land west of Oregon Street and north of the center of town. This land, with its view of the Rogue River Valley, was finally developed in the 1960s, approximately along the lines of the original plat.<sup>32</sup> "Mrs. Cardwell's Addition", recorded in 1892, lay to the east of the "Poole and Klippel Addition", along the Rogue River Valley Railroad tracks to Medford. Eighteen lots, ranging from about half an acre to almost five acres, were platted into three blocks.<sup>33</sup> By 1892, Medford's advantageous location along the main rail line had reduced Jacksonville's importance as a commercial town. Although Mrs. Cardwell may have hoped that the location of her land along the local rail line to Medford would make it attractive for development, no houses were built.

In actuality, Jacksonville remained largely confined to its original boundaries, most of the subdivision were only plattings on paper. The only successful subdivisions were the lots in the 1864 expansion south of Main Street and the "Poole and Klippel Addition." The first were located on public lands and were therefore sold for nominal sums of money. The "Poole and Klippel Addition" was laid out on flat land near the courthouse, between California Street, the main road to the south, and the Valley Road to the northeast. The initial owners of this addition were successful and prominent men who attracted others of their class to the subdivision. Development in this area was also encouraged by town and county ordinances. When Jacksonville was incorporated and its government organized in late 1860 and early 1861, the town commissioners passed standard acts regulating businesses and prohibiting nuisances such as riding a horse too fast or keeping animals in town. They also ordered that sidewalks be built along Fifth, Fourth, Third, Oregon, C., California, and Main Streets,<sup>34</sup> thereby

defining a convenient area for commerce, and making areas such as the "Poole and Klippel Addition", which were close to the center of town, more desirable as residential neighborhoods.

The center of Jacksonville as originally platted was the earliest area of settlement. All land transactions during the town's first three years involved property in this area. These transactions indicate the types of economic activities that took place in Jacksonville during the early period. A storehouse and lot stood on one corner of Main and Oregon Streets "directly opposite the south corner of Mr. Dugan's express office on Main Street."<sup>35</sup> On the southeast corner of California and Oregon Streets was the "House known as the Eldorado".<sup>36</sup> A French Bakery was on the north side of Main Street "adjacent to the building known as the 'round tent' and nearly opposite the 'Miners Home'".<sup>37</sup> The store of Brunner and Goldsmith was on the northwest corner lot at the intersection of Main and Oregon Streets, adjacent to Dr. Cleveland's office.<sup>38</sup> A lot on California Street near Oregon Street was described as formerly occupied by C. Alexander and Company as a bakery and coffeehouse.<sup>39</sup>

Certain kinds of activities, however, were situated farther from this central location. On June 20, 1853, for example, Jesse Robinson claimed land on the southwest corner of lot four, at the corner of California and Third Streets, for a corral and stable.<sup>40</sup> Abel Reed's brickyard was at the southwest corner of James Cluggage's donation land claim, on Third Street south of California Street.<sup>41</sup> Block nineteen, on Fifth Street north of California Street, was donated to the county by James Cluggage in 1865 for the construction of public buildings.<sup>42</sup> The Methodist Church, built in 1854, was located three blocks north of California Street on Fourth Street, the main road out of Jacksonville to the northeast until 1883, when the location of the new Courthouse shifted the main thoroughfare to Fifth Street.<sup>43</sup>

Early official records contain few references to dwellings, which were probably either in the buildings used for business purposes, or of a rather insubstantial nature. The simplest "houses" were tents inhabited by bachelor miners. Somewhat better than tents were structures like the "circular mosque-like building made of shakes...without a board or pane of glass about it...and...generally lighted by the crevices of windows of cotton cloth..." which served to house miners and other newcomers.<sup>44</sup>

A number of Jacksonville's early buildings were of log construction. In March of 1854, C.S. Drew mortgaged his "Commission House" and other property including a "Log Store House" to Joseph B. Williams.<sup>45</sup> Several months later, A.J. Snyder sold his log cabin on the west side of Appelgate Street.<sup>46</sup> In 1855, the County Commissioners drew up specifications for a log jail building:

the dimensions to be twenty five (25) feet by thirty-four (34) feet--one story high. To be built of hewed logs, the walls to be of three tiers or to be put in perpendicularly, the floors are also to be of hewed



Logs and the lower floor to be laid double or two thicknesses of logs...<sup>47</sup>

Although referred to as a log building, it was probably of plank construction with hewn planks joined to a plate and sill that provided rigidity. This method of construction resembled that of a wooden packing crate.

Some of the earliest business and public buildings were more sophisticated in design. The Methodist Church, built by Thomas Pyle and James McDonough, for example, was a fully framed building supported on brick piers. The interior walls were lathed and plastered. This was unusual, as most early structures had plank or board walls covered with whitewash or paper.

Jacksonville's general appearance and architecture during the early years is suggested by the Kuchel and Dressel lithograph published in 1856, but undoubtedly drawn the year before. The lithograph is an overall townscape, with a border depicting individual buildings. The more permanent structures are clustered near the intersection of California and Oregon Streets, with a few buildings, including the substantial two-story Union Hotel, on California Street to the east. Scattered houses, some perhaps of log construction, but most apparently frame, surround the business area. Away from the town center there are at least eighteen tents, indicating the still unsettled nature of the community and the transience of the mining population.

Throughout Jacksonville's history stylistic features appeared at a late date in comparison with Eastern trends. This "time-lag" in the appearance of styles was characteristic of Western architectural development. Manifestations of style in the individual buildings on the 1856 lithograph are confined to Classical Revival details. Most of the buildings are simple, vernacular structures with gable roofs. The pitch of the roof is often hidden behind a square of "false" facade. The Union Hotel presents the most stylized facade. It has three bays with a central entrance and flanking double hung sash windows, behind a two-story gallery. Two-story piers in front of the floor and railing of the gallery support a flat entablature, which continues along the sides of the gable, giving the building a full temple facade. The Eagle Brewery has a similar temple facade. It has five one-story piers with double leaf doors between them. Four second-story windows are spaced over each set of doors. The use of an odd number of piers makes this a good example of naive local interpretations of Classical Revival architecture. The Burpee and Linn store is also end-gabled with engaged columns supporting a frieze and cornice on the street facade. At the second-floor level, pilasters resting on the first-floor entablature support the main entablature. This building provides another example of naive use of Classical Revival features, its detailing marred by the unequal size of the bays.

Four of the illustrated buildings are brick. The Maury and Davis store is the simplest structure. Its two-bay facade terminates with a coping rather than a cornice. The first two-story building, McCully's Block, is a three-bay by four-bay structure with a projecting brick cornice topped by a low parapet. The Burpee and Linn and J.A. Brunner stores have three-bay facades that later became typical of Jacksonville's commercial structures. The openings, which have double-leaf doors, are topped by flat or segmental arches. Square piers divide the three bays. Above the arches are entablatures composed of a frieze, dentil course, and projecting cornice band. Parapets continue above the entablatures.

Only two structures on the lithograph hint at an awareness of Victorian styling. The Augustus Taylor residence has scalloped bargeboards on the facade gable. Mrs. Cass' square fronted residence has a canopy with a scalloped bargeboard.<sup>48</sup> Generally, the buildings depicted are utilitarian, for in 1856 the future of Jacksonville was still uncertain. Even the use of brick was seen as insurance against the ever-present danger of fire rather than as an investment in the future of the town. Merchandise had to be imported across the mountains by pack train from either Crescent City, California, or Umpqua, on the Oregon coast, and was extremely valuable. The expenditure for constructing brick buildings was a worthwhile investment, for it decreased the possibility of losing valuable goods. This, in part, explains the simple nature of the brick structures, for style or elaboration were not necessarily concomitants of security.

In the late 1850s and early 1860s Jacksonville began to assume a more permanent character. This was marked by the building of the first court house and the Catholic Church, representing an institutional investment in the future of the town. St. Joseph's Roman Catholic Church was the first structure in Jacksonville to be based on formal standards of taste and propriety, although other early buildings had elements from the academic design tradition. It is the first building that can be identified for which detailed specifications were prepared before construction. The design, including a pedimented facade and Gothic detailing, was prepared by the local builder A.M. Berry.<sup>49</sup>

Institutional permanence and the emergence of certain men as builder-designers are two signs of the changing character of Jacksonville. Another is the growth of the commercial district along California Street. This was the main road through town, connecting with the road south to Yreka and Sacramento. In 1862, the Town Trustees let a contract for grading and providing drainage for California Street, with a six-inch gravel surface to replace the dirt that turned to mud during Oregon's winter rains.<sup>50</sup> These improvements made California street a more desirable location for businesses than Main Street.

The development of California Street began after 1858 with the construction of a number of substantial buildings. Fisher Brothers Store and the Bella Union Saloon (ca.1860) at the corner of Oregon and California Streets were

among the first, followed by Love and Bilger's Tin Shop and Sachs Brothers Store. By 1861 most of the buildings on the north side of California Street were brick, although Beekman's Bank (ca.1864) and Neuber's Jewelry Store (ca.1863) were frame structures dating from the 1860s. Kahler's Drug Store opened in 1866 in a frame building and was rebuilt in brick in 1880.<sup>51</sup> Because of several fires, the present buildings on the south side of California Street are later in date than those on the north side. Substantial frame buildings were erected on this side of the street in the 1860s, such as the two-story New State Saloon on the corner of California and Third Streets and the Eldorado Saloon at the other end of the block.<sup>52</sup> With the Union Hotel, enlarged in 1857 and 1868, P.J. Ryan's First Brick Store (ca. 1861-1865), Drew's brick building (ca.1855), and a doctor's office in the blocks between Third and Fifth Streets, by the mid-1860s California Street became the business center of Jacksonville.<sup>53</sup>

Although brick was used for the more substantial commercial buildings, frame construction still predominated. In 1861, the Town Trustees decided to erect a fire station and office. The specifications for the building comprise one of the few surviving descriptions of a balloon frame building in Jacksonville. The one-story weatherboard covered structure, sat on stone pillars and was sixteen feet wide, thirty-two feet long, and twelve feet high. A center partition divided the office from the station hall and a four-panel door opened between the rooms. The chimney was centrally positioned, with fireplaces in each room. The facade was three bays with twelve-light windows and a four-panel door. The back room had a batten door and one square twelve-light window with a cornice. On the interior, undressed tongue-and-groove flooring was specified. Board walls extended six feet in a single layer in the front room and to the ceiling in a double thickness in the back room. The truck house was a square-fronted frame lean-to covered with weatherboard. It was ten feet wide with a plank floor, a door of double panelled leaves and one twelve-light window.<sup>54</sup>

During the 1860s, residences in Jacksonville remained simple, probably resembling the station house in construction. Balloon framing with exterior clapboarding and interior plank walls, whitewashed or papered, replaced log and simple plank construction. Two basic house plans emerged. One type, best represented by the John Love residence (ca.1867-1868), was a one-story-and-attic house with an L-shaped plan. Between the two sections was a porch with latticed columns. In later years, a similar plan was used in constructing one-and-one-half-story houses. The second type of vernacular house had two rooms, one behind the other, a gabled facade, and a central doorway. An additional room might be added on the back end as a kitchen. In later years, an enlarged version of this type of house, with a gabled facade and a central hallway with narrow rooms opening off either side of the hall became common. Neither type of house necessarily had a chimney; often a stove pipe sufficed to vent the stoves used for both heating and cooking. Another venting system consisted of a chimney supported on a bracketed shelf rather than a foundation.

A few larger houses were built during the 1860s. The Cool house, later purchased by banker C.C. Beekman, is a one-and-one-half story house built in 1860. It has a three-bay facade and several additions on the back that give it a "salt box" appearance.<sup>55</sup> The four largest and most pretentious houses built before 1870 were the McCully, Drum, Dowell, and Bilger residences. The first two are frame and the second two brick; all are two stories with three-bay facades. Unlike the smaller houses, the facades reflect a central hall with flanking parlors plan. Such elaborations as molded door and window frames, fireplaces instead of stoves, carved fireplace surrounds and mantelshelves, and open staircases, make these houses superior to the average home and even to the houses of most of the wealthier businessmen. These houses were the first built in Jacksonville that reflected an awareness of national stylistic trends, although their Classic Revival, Federal, and Italianate features appeared here later than they did in the East. The frame McCully House (1861) is Classical Revival, with a full entablature and a boxed cornice returned in the gables to suggest pediments. The brick Dowell House (ca.1859) has classic proportions, but is an Italianate Villa with arched openings, heavily molded door and window surrounds, and a low roof. The brick Bilger House (ca.1870) has Federal and Classical Revival features, with a three-bay facade and an end-bay entrance, heavy lintels over the openings, and a wooden frieze and box cornice. The James Drum House, purchased in 1868 by the Sisters of the Holy Names of Jesus and Mary for their Academy, was one of the earliest houses to include Gothic detailing. The dormer windows had looped bargeboards, and the clapboards and trim were painted contrasting colors to emphasize the different surfaces.<sup>56</sup>

After the 1860s, the major building activity shifted in two major ways. First, because the town had taken the form it still retains, businesses rebuilt, often in brick, but the commercial area did not expand. Second, the prosperous businessmen more frequently built large and pretentious houses that reflected the local stylistic taste of the period, or remodelled their houses to make them larger and add stylistic interest.

All of the major commercial buildings constructed after 1870 were brick. The Orth Building (1872), the Masonic Building (ca.1874), the United States Hotel (1878-1880), Judge and Nunan's Saddlery (ca.1874-1875), and Schumpf and Miller's Stores (ca.1874) were the major new buildings. The first three, the largest buildings in Jacksonville are two stories and are built on double-lot frontages. The Orth Building, with store fronts on the ground floor and offices and a hall on the second floor, was built as the first speculative rental property. The Masons followed this enterprising example by constructing shops below their hall which were intended to bring income to the Lodge. Judge and Nunan's Store and the Schumpf and Miller Stores are smaller and intended for use as shops by their owners. Both structures have arcaded facades of the type used in the earliest brick commercial buildings.<sup>57</sup>

Toward the end of the 1870s, a major church and several large residences were built. Many of these were constructed by the local carpenter and cabinet-maker David Linn, who came to Jacksonville from Ohio. The exact sources for

his designs are unknown, but he evidently had a grasp of popular architectural modes, for he built several houses in the rural Gothic cottage style, and later, some in the Italianate style.

The Presbyterian church (1880), built in the carpenter Gothic tradition, is the largest and most elaborate of the three churches in Jacksonville. Linn contracted to complete the frame of the church and to paint it. The church, sheathed with horizontal and vertical frame members and cut-out ornamentation, was originally painted to emphasize its structural rendering. Unlike the earlier churches, which were designed locally, this one had antecedents in architectural thinking and building practices across the United States.<sup>58</sup>

The most elaborate and largest residence in Jacksonville was the Gothic cottage built for photographer Peter Britt (ca.1870). It had a prominent forward gable, dormer windows of various sizes, scalloped and looped bargeboards, porches with latticed columns and low Tudor-arched brackets or braces, and highly irregular massing (perhaps as much a result of the house being built in sections as deliberate design).<sup>59</sup> Several smaller houses built in the rural Gothic manner have disappeared. Paine Page Prim's house had a T-plan with a staircase in the stem projection and two bay windows. Scrolled bargeboards and finials at the roof ridge contributed to the Gothic feeling of the house. The Beekman house, built about 1870, is a simplified Gothic structure, and comes closer to representing a localized version of national styles than the other houses. The house is rectangular with a rear ell. It has a three-bay facade with a central gable typical of the town's Gothic houses. Bargeboards, finials, and other decorative motifs are absent, leaving only the steep roof, lattice-work porch columns, and balustraded porch roof to suggest the stylistic origins of the design.<sup>60</sup>

For a ten year period beginning in the later 1870s, Jacksonville's larger houses were in the Italianate mode. With the exception of the Orth House (ca.1880), all of these have the same general form: they are square in plan, with hipped roofs and three-bay facades. The central doorway is often elaborated with a hood molding, sidelights and a lighted transom. The Helms House (1878) has windows that opened like French doors with small balustrades across them. The Muller House (ca.1888), more elaborate than most, has two-story bay windows and a secondary cornice dividing the bays into stories. Both the minor and major cornices are ornamented with brackets. Linn's own house, now destroyed, was also Italianate, with bay windows flanking the central doorway, and a bracketed cornice. The Orth House, is more elaborately designed. It is brick rather than frame and the rear ell is an integral part of the house. The three-bay facade has an end-bay doorway, with a small porch. There is a two-story recessed porch on one side. The cornice is bracketed with a 'frieze' painted on the brick behind the brackets.<sup>61</sup>

The Italianate form also lent itself to public buildings. The Sisters of the Holy Names of Jesus and Mary chose this style for their dormitory and classroom building (ca.1880). This two-story structure had little decoration

other than paired brackets supporting the cornice of the hip roof.<sup>62</sup> The largest and most elaborate Italianate building is the Court House, (1883), a brick building with a central hall plan and hip roof. Its arched windows, bracketed cornice, pilasters, string courses, and porch with Corinthian columns are all drawn from Italianate models.<sup>63</sup> The only major commercial buildings of the period are marked by a similar exuberance. The Red Men's Lodge and Kubli Building (1884) are connected two-story brick structures with richly molded facades and a heavy cornice. The rusticated brickwork and heavy piers on these buildings are typical of this period of construction in Jacksonville. C.W. Kahler's Law Office (ca.1870-1880) is a simpler structure with a Flemish gable masking the pitched roof. Its facade contrasts with the square fronts with flat cornices typical of earlier commercial buildings, that were intended to suggest classical architecture.<sup>64</sup>

Eclecticism marks the houses of the last decade of the nineteenth century in Jacksonville. The architecture of the 1890s indicates that by the close of the century there was less of a lag between Jacksonville and the East in stylistic development. The Jeremiah Nunan House (1891) is the most elaborate building from this period. It is the only building in Jacksonville known definitely to have been designed by a professional architect. The entire set of plans for this Queen Anne style house were supplied by George Frank Barber of Knoxville, Tennessee. The plans appear in the second edition of his architectural pattern book The Cottage Souvenir with the notation "This house was erected from our plans at Taylorville, Ill., and Jacksonville, Oregon..."<sup>65</sup> Although pattern book houses were probably common in nineteenth century Oregon, it is unusual to find a house that follows a published source so exactly. The house is asymmetrical, with projecting bays and porches. It is covered with clapboard, patterned shingles, and colored stucco, and has wooden ornamentation on the roof, balconies and porches. There is a massive buttressed chimney of brick with a stone foundation and trimmings. In the base of the chimney is a large arched window with a leaded fanlight and an elaborate stone surround. Other windows are of varying shapes and sizes. The highly decorative interior woodwork includes elaborate mantels and doors of local birdseye pine.

Several smaller buildings, less pretentious than the Nunan House, survive from the end of the nineteenth century. The Reames House, (ca.1867) a bulky farmhouse was disguised at the end of the century with the addition of an Eastlakeian bay window and gable trim. The William Kahler, Kahler-Reuter, and DeRoboam Houses (ca.1890) also reflected more modern tastes. Bay windows, shingled gables contrasting with clapboard siding, bracketed balconies, jerkin-head roofs, or other decorative treatment mark these houses as part of the last period of Jacksonville's growth.<sup>66</sup>

The Rogue River Valley Railroad Station (1891) is also designed in this late style. Vertical and horizontal boarding and shingles sheath the exterior. The platform is covered by an extension of the roof, supported on the outside by bracketed posts. The railroad station symbolizes the end of Jacksonville's pre-eminence in the county as well as demonstrating stylistic

trends of the late nineteenth century. The railroad line to Medford failed to secure Jacksonville's future, since the grade of the rail bed was too steep to permit fast service of the transportation of heavy loads. The line was abandoned in 1925, and in 1927 Medford, which had developed rapidly, became the county seat.<sup>67</sup>

Today Jacksonville is one of the best preserved nineteenth century towns in the far West. A description of the town that appeared in a local newspaper in 1888 asserted the strength of the town's economy and social life, although signs of decline must have been apparent.

Jacksonville is the county-seat of Jackson County. It is the oldest town in the Valley. It is located on the western side of the valley, four and three-fourths miles from the Oregon and California Railroad. Every line of mercantile business is conducted here with full stocks of goods. The merchants are usually able to discount their bills and buy their goods by carload lots; hence goods can be bought as cheap, if not cheaper, than on the line of the railroad. It has a population 1000. It has three churches, a large public school; also an academy, conducted by the Sisters of Charity. The latter institution, being the only Catholic school in the County, is well patronized.

It has a bank, which does a general banking business; also a large steam flouring mill. The principal buildings are the Court House, Public School House, Sisters' Academy, Town Hall, and the halls of the Orders of Masons, Odd Fellows and Red Men. The town contains thirty brick buildings.

The Court House, recently built and furnished at a cost of \$39,000 is a fine large structure, substantially built of brick and stone, complete in all its appointments and elaborately furnished in the most approved style.

The best body of agricultural land in the Valley joins Jacksonville on the east and northwest. Immediately on the west the mines begin. All kinds of produce is bought here; also the principal part of the gold-dust that is produced in the county.<sup>68</sup>

Of the thirty brick buildings mentioned in the article, twenty-eight remain today; one additional brick house was built after the article appeared. The social halls and churches still stand, although the Sisters' Academy has been destroyed. While most frame commercial buildings have disappeared,

many houses survive, including the homes of wealthy and prominent individuals, shopkeepers, and laborers. Jacksonville's buildings, including structures of diverse styles, and periods provide an unusually complete illustration of the architectural development of a nineteenth century western mining and agricultural town.



NOTES

1. Doyce B. Nunis, Jr., editor, The Golden Frontier: The Recollections of Herman Francis Reinhart, 1851-1869 (Austin Texas: University of Texas Press, 1962, p. 34.)
2. Several authors have discussed the Donation Land Law of 1850. One of the most complete accounts of the law and its development is found in Hubert Howe Bancroft, History of Oregon, in Works, XXIX-XXX (San Francisco, California: A.L. Bancroft and Co., 1886-8), XXIX, 261-94. In A.C. Walling, History of Southern Oregon, Comprising Jackson, Josephine, Douglas, Curry, and Coos Counties (Portland, Oregon: The Publishing House of A.G. Walling, 1884), p. 362, there is a discussion of the effect of the law on settlement and of Cluggage's problems enforcing his claims on settlers. Dorothy Johnansen and Charles Gates, Empire of the Columbia: A History of the Pacific Northwest (New York: Harper, 1957) is the best text book summary of land policy, as well as the best general history of the Northwest. Everett Newfon Dick, The Lure of the Land: A Social History of the Public Lands from the Articles of Confederation to the New Deal (Lincoln, Nebraska: University of Nebraska Press, 1970) has a discussion of the Donation Land Law and its effect on the growth of cities in the Northwest.
3. For example, in August 1868 James Cluggage sold Morris Mensor the land at Oregon and Main Streets for \$1.00. This was the site of the first brick store in Jacksonville; Mensor had actually purchased the lot and building in June 1868, but no previous owner had ever received a quit claim deed from Cluggage relinquishing his right to the land. (Jackson County Deeds, June 16 1868 and August 27 1868)
4. Bancroft, History of Oregon, XXX, 712, estimated a population of eight to nine hundred that had not changed over twenty years. In "Jackson County, Its Great Agricultural and Mineral Resources," p.174, the estimate is twelve hundred.
5. Bancroft, History of Oregon, XXX, 712.
6. Fletcher Linn MSS, Jacksonville Museum, Jacksonville, Oregon.
7. "Jackson County, Its Great Agricultural and Mineral Resources," p. 173.
8. Thomas Frazier, Memoirs, University of Oregon, Oregon Collection, Frazier manuscripts.
9. "Jackson County, Its Great Agricultural and Mineral Resources," The West Shore, August 1883, p. 173.
10. Jackson County Deeds, April 9 1859, August 20, 1872, June 3 1875, June 28 1878.
11. Ibid., June 3 1875, November 27 1876, and June 28 1878.

12. Jackson County Commissioners Journals, July 9 1873.
13. Ibid., August 4 1875. An additional 57 "China Polls" were assessed but could not be collected because the individuals had left the county.
14. Ibid., June 5 1878 and April 5 1878
15. Ibid., June 5 1878.
16. Biographical material on Jacksonville's prominent citizens is found in a number of sources. The Fletcher Linn MSS at the Jacksonville Museum contain material on many of the "pioneer" families. Walling, History of Southern Oregon, and Bancroft, History of Oregon, XXIX-XXX, include more factual material than Linn. Deeds, county and town records, and newspapers have been used in discussing these men's public lives.
17. Jackson County Commissioners Journals, October 10 1882.
18. "Jackson County, Its Great Agricultural and Mineral Resources", p. 174.
19. See HABS No. ORE-119
20. G. Sherman, "Plat of the Town of Jacksonville, Oregon Territory, 1852." The original plat is missing, and all information is taken from copies which are not entirely accurate for survey purposes.
21. Town of Jacksonville Trustees Minutes, September 14 1861.
22. C.E. Curley (and J.S. Howard), "Map of Jacksonville," 1864. The map is signed by C.E. Curley, "Topographer and Draftsman." However, in 1863, J.S. Howard was paid \$200.00 to survey the town's boundaries, subdivide it into blocks, run streets in conformity with the plat, define lines and corners, and prepared a new plat of the town. (Town of Jacksonville Trustees Minutes, October 20 1863 and January 26 1864). Since the map signed by C.E. Curley is certified by Henry Klippel, President of the Board of Trustees, as having been approved by the Trustees on February 25 1864, it is undoubtedly the one prepared by Howard, probably with the assistance of Curley as a draftsman.
23. "Map of Jacksonville," 1871.
24. Town of Jacksonville Trustees Minutes, December 21 1862. The Trustees received a patent to the land three years later. (Jackson County Deeds, August 15 1865). The area was 114.55 acres.
25. For example, in the three years after the town received the patent to the public lands, Peter Britt purchased two full blocks and parts of two blocks, for which he paid \$25.00. (Jackson County Deeds, February 28 1866 and January 5 1867.) Britt eventually owned all or most of four blocks and additional lots, all of which were located on the public lands granted to the town by the U.S. government.

26. Jackson County Deeds, July 16 1863.
27. J.S. Howard, "McCully Addition to Jacksonville, Oregon," 1863; recorded 1912.
28. Jackson County Deeds, December 13 1859.
29. Ibid., December 17 1859.
30. "Poole and Klippel's Addition to the Town of Jacksonville," 1868.
31. M.L. McCall, "Map of the Holman Addition to Jacksonville, Jackson County, Oregon," 1889, and "Subdivision of Lots 28, 29, and 30, Holman Addition to Jacksonville, Oregon," 1908.
32. G. Elksmat, "Plat of the Valley View Addition to the Town of Jacksonville, State of Oregon," 1891.
33. J.S. Howard, "Mrs. Cardwell's Addition to Jacksonville," 1890; recorded 1892.
34. Town of Jacksonville Trustees Minutes, December 22 1860 and January 5 1861.
35. Jackson County Deeds, November 13 1852.
36. Ibid., April 4 1853.
37. Ibid., April 8 1853, June 30 1853.
38. Ibid., November 8 1853.
39. Ibid., April 5 1854.
40. Ibid., June 20 1853.
41. Ibid., September 9 1853.
42. Ibid., November 29 1865. The Court House is shown on the 1864 "Map of Jacksonville" as located on block 19. Cluggage had actually given the land to the county in 1855. (Jackson County Commissioners Journals, July 21 1855).
43. In 1853, the County Commissioners designated Fourth Street as a public highway. (Jackson County Commissioners Journals, April 4 1853.) The following year, the road was extended out of Jacksonville to the northeast. (Ibid., March 6 1854.) Most probably, when the Commissioners received block 19 from Cluggage and erected a court house, the road past the court house became the main road out of town to the northeast; this is the present Fifth Street.

44. S.H. Taylor, "Correspondence to the Watertown [Wisconsin] Chronicle," Quarterly of the Oregon Historical Society, 22 (June 1921), 157. Taylor's letters, dated December 17, 1853, and January 25, 1854, were published in the Wisconsin Chronicle issues of March 29, 1854 and April 5, 1854, respectively. A structure similar to this shows in an 1856 photograph of Jacksonville located on the outskirts of town.
45. Jackson County Deeds, March 5 1854.
46. Ibid., July 28 1854.
47. Jackson County Commissioners Journals, July 21 1855.
48. Kuchel and Dressel, "Jacksonville, Jackson County, Oregon Territory," 1856. The view was published and distributed locally by W.W. Fowler and C.C. Beekman.
49. See Rev. William McLeod, compiler, Souvenir, 1858-1868 (Medford, Oregon: n.p., [1958]), pp. 14-15, for a discussion of the design and construction of the church.
50. Town of Jacksonville Trustees Minutes, November 25 1862.
51. See H.A.B.S. Nos. ORE-76, ORE-97, ORE-120, ORE-59, ORE-108, ORE-88, ORE-124, ORE-74 for a discussion of each of these buildings.
52. The present buildings on the south side of California Street are H.A.B.S. Nos. ORE-100, ORE-122, ORE-119, ORE-55, ORE-95. The appearance of the now-destroyed frame buildings is known from the Peter Britt photographs in the Jacksonville Museum collection.
53. See H.A.B.S. Nos. ORE-124, ORE-119, ORE-74.
54. Town of Jacksonville Trustees Minutes, October 21 1861.
55. The house was built by G.W. Cool and sold to Beekman the following year. See H.A.B.S. No. ORE-68; it is known as the "Cool (Minerva Armstrong) House" after its builder, and later owner.
56. The McCully Dowell, and Bilger Houses still stand; see H.A.B.S. Nos. ORE-103, ORE-72, ORE-62. The James Drum House has been razed but a photographic record is preserved in the Britt photographs in the Jacksonville Museum collection.
57. See H.A.B.S. Nos. ORE-111, ORE-100, ORE-124, ORE-87, ORE-122.
58. See H.A.B.S. No. ORE-113. Marion Dean Ross has suggested design XXVII from Andrew Jackson Downing, Cottage Residences (new edition; New York: John Wiley and Son, 1873), frontispiece, as the basis of, if not the model

for, House of God (New York: American Tract Society, 1872), design no. 2, by William W. Boyington of Chicago. It has a corner spire with the entrance in the base, a turret balancing the tower, and a large gothic window on the facade. In basic elements it resembles the Jacksonville Presbyterian Church.

59. See H.A.B.S. No. ORE-149. The house has burned down since it was recorded.

60. See H.A.B.S. No. ORE-60 on the Beekman House. The Prim House has been destroyed and is only known from photographs.

61. See H.A.B.S. Nos. ORE-83, ORE-107, ORE-112. The Linn House is no longer standing but is known from photographs. The Linn and Helms Houses are also depicted lithographically in The West Shore, August 1883, p. 180.

62. The dormitory and classroom building of the Sisters' Academy has been destroyed but photographs of the building show its Italianate features. It is also depicted in The West Shore, August 1883, p. 179.

63. See H.A.B.S. No. ORE-69.

64. See H.A.B.S. Nos. ORE-95, ORE-90.

65. George Frank Barber, The Cottage Souvenir (2nd ed.; Knoxville, Tennessee: S.B. Newman and Co., printers, 1892), p. 79. See H.A.B.S. No. ORE-109.

66. See H.A.B.S. Nos. ORE-114, ORE-89, ORE-91, ORE-71.

67. See H.A.B.S. No. ORE-117.

68. The Democratic Times, January 6 1888.

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1908.

Prepared by Professor Marion D. Ross  
Christopher Owens

PROJECT INFORMATION

These records constitute part of the documentation from the Jacksonville Historic Area Study conducted during the summer of 1971 by Professor Marion D. Ross (University of Oregon) and Christopher Owens (then of George Washington University). Photographs were taken by Jack E. Boucher, HABS staff photographer. The historic area study of Jacksonville was first prepared during this project, and revised and expanded by Christopher Owens based on his further research as an employee of the Jacksonville Museum in 1972. The Manuscript was revised and prepared for transmittal by HABS writer-editor Ursula Theobald in 1976-1978, and by HABS historian Emily J. Harris in 1979.

ADDENDUM TO:  
JACKSONVILLE HISTORIC DISTRICT  
Jacksonville  
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Oregon

HABS OR-127  
*ORE, 15-JACVI, 37-*

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